

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

106/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$535,000

&

\$588,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

403/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$560,000	21-Dec-24
108/44 SKYLINE DRIVE MARIBYRNONG VIC 3032	\$537,000	10-Sep-24
211/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$555,000	03-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 February 2025



403/60 EDGEWATER BOULEVARD Sold Price **\$560,000** Sold Date **21-Dec-24**
MARIBYRNONG VIC 3032

 2  2  -

Distance **0km**



108/44 SKYLINE DRIVE Sold Price **\$537,000** Sold Date **10-Sep-24**
MARIBYRNONG VIC 3032

 2  2  -

Distance **0km**



211/88 LA SCALA AVENUE Sold Price **\$555,000** Sold Date **03-Sep-24**
MARIBYRNONG VIC 3032

 2  2  1

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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